

**Norwell Board of Selectmen
Open Meeting Minutes
7/18/18**

TOWN OF NORWELL
TOWN CLERK

2018 AUG 10 AM 9:06

Open Session – 7:00pm

Ms. Allen called the meeting to order in the Selectmen's office.

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the minutes of the Executive Session Meeting on 6/13/18. All voted yes except Ellen Allen, who abstained as she was absent.

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the minutes of the Open Session Meeting on 6/13/18. All voted yes except Ellen Allen, who abstained as she was absent.

The Carleton property purchase documents were signed and notarized. The closing is scheduled for Friday, July 20th. Attorney Galvin will take the paperwork for this historic purchase to the Registry of Deeds to be recorded. Kudos were given to the board by Mr. Morin for realizing this longtime goal for the Town.

Mr. McBride updated all on the Site License Agreement for the AH project at 40 River Street. The purpose is to allow the contractor, Curtis Construction, access to start removal of the asbestos as the first step towards demolition of the existing building. Mr. McBride answered questions from the board, noting that the Town retains ownership of all work completed to date. If the project were to fail, there would be no loss to the Town.

Motion; made by Gregg McBride, seconded by Alison Demong, that the board sign the Site License Agreement for the 40 River Street AH project. Unanimously voted

Mr. McBride updated all on the timeline for the asbestos removal and the demolition.

Mr. Morin reported that the facilities interviews for the Sparrell building project are complete. There are still some outstanding space discussions with regard to meeting space.

Mr. Morin was present at the Dept. of Energy Resources meeting to receive a Green Communities grant for \$250K. The Town applied for this grant to upgrade the lighting in the schools.

Ms. Allen updated all on the MSA regional meeting she attended where the topic was about the role of Selectmen in fostering an environment without harassment.

Mr. Morin reported that the court ruled in favor of the Town in the MCAD decision.

Ms. Demong met with the CERT (Citizen Emergency Response Team) to start the planning for the next storm season. Fire Dept. Capt. Simpson and Abby Gray, who runs a catering business in Norwell, will work together to provide meals at the fire station for storm teams. She will get certification to be a CERT team member as part of this process. All discussed other areas of storm preparation for next season.

Open Session, cont'd. – Osborn Room

Ms. Allen called the meeting to order at 7:35pm and had all rise to recite the Pledge of Allegiance. She reminded all that the meeting is recorded and televised.

Motion; made by Gregg McBride, seconded by Alison Demong, to approve the agenda as written. Unanimously voted

Citizen Comments - None

Selectmen Reports and Announcements

Ms. Allen announced that the official closing on the Town's historic purchase of the 124 acres of the Carleton property (which includes the Whiting Fields along Main Street) will take place on July 20th. This purchase fulfills

a longtime goal of the Town to own this land. Steve Ivas is leading a walk on the land on Saturday, July 21st at 1pm. All residents are invited to meet at the picnic table in the Fogg Forest for the walk.

Mr. McBride recapped the 40 River Street Site License Agreement details, noting that this agreement will allow the asbestos removal to begin as the first step towards demolishing the building.

Ms. Allen also announced the Green Communities grant of \$250K, which will be used to upgrade lighting at the schools.

Mr. Brown, the BOS liaison to the Advisory Board Nominating Committee, announced that interviews for open seats on the Advisory Board will begin next Thursday, July 26th. The board is still looking for applicants if any resident is interested. The committee application is on the Board of Selectmen webpage.

Town Administrator Report – None

Carleton Property Interviews

Ms. Allen reminded all that the board will be deliberating next week on appointments to this board. There are 9 seats that will include representatives from past and present specific Town boards and committees. Ms. Allen will put together a list of the candidates and their cross-sections of overlap on relevant Town boards for the BOS to review during next week's deliberations. The board noted that three abutters have applied, and the new committee should include this aspect of representation.

1. Marynel Wahl - Ms. Wahl gave a summary of her background and reasons for applying to this committee, noting that she is the current Chair of the Conservation Commission. She congratulated the board on the impending purchase of this property. Ms. Wahl gave a general response when asked about her views on each area of allowable CPA uses for the land, noting that her children are into sports, so additional playing fields (Recreation) would be a welcome addition to the Town. She also noted the existing trails on the land which now can be explored by all residents. Ms. Wahl thinks there is potential for a project in every area of the CPA allowable uses on this land. Ms. Brown asked about her vote for the amendment to the Town Meeting Warrant Article to purchase this land. Ms. Wahl noted that while she had very little time to react to the amendment, she did vote yes in accordance with her general belief that the land should be conserved. She has since had time to rethink her response, and can see other options, such as conserving the Main Street Whiting Fields portions and considering other uses for the balance of the property that is not wetland.
2. Justin Ivas – Mr. Ivas gave a summary of his background and reasons for applying. Highlights included his familiarity with the land, having grown up in Norwell. He is very supportive of AH on some area of the property if it works out. He noted the need for affordable housing for younger residents of the Town who are priced out of the typical Norwell property. He would also like to see some type of recreation option for the land other than the passive trails which already exist. Of course, he would like to preserve the Whiting Fields portion of the land in perpetuity. The board asked about other options for the land. Mr. Ivas is open to all of the allowable CPA uses. He stated that he did not want to be appointed as a representative of the Con Comm as he does not want to have to represent the views of that Board. Mr. McBride added that the board has the option to choose two applicants with a Con Com background. As an example, he cited his time on Con Com when the Town was purchasing the Donovan property.
3. Peter Smellie – Mr. Smellie has withdrawn his application to this committee in favor of being considered for a seat on the Advisory Board.
4. Tim Timmermann – Mr. Timmermann cited the reasons for his application to serve on this committee, noting his EPA background and that he would like to see all options considered for this historic property. He asked the BOS how this committee will interact with residents of the Town. In response, the board stated that any resident is welcome to attend meetings, and of course, any land use decision would be put on the Warrant for a vote at Town Meeting. Mr. McBride noted that Mr. Timmermann's job is working in the NE region for the EPA to determine the impact of any proposed development on the environment. His skill set is an excellent fit for this committee. The board answered more questions

settlement of outstanding union contract issues. He has accomplished most of his goals and has shown a lot of leadership. Time management conflicts are part of his job. Thank you for your hard work.

4. Joe Rull – since I am the newest member of the board, my time working with you is short. I want to thank you for helping me navigate this new role I have taken on. I know that you, as well as this board, are here to serve the residents of our Town. Thank you again for your help.
5. Ellen Allen – my thoughts are consistent with those of my fellow board members. I would like to add that Peter now has five “bosses”, as opposed to many other Town Administrators who only have a 3 member board. He is very good at knowing each Selectman’s areas of interest. Peter, your resolution of the health insurance issue was a big win for the Town.

He has a very good working relationship with the School Department, which has not always been the case in the past. He also works well with employees in all departments of the Town.

The completion of the Capital Plan and the financial impact of the new library proposal was a big project with a successful conclusion. Peter’s analysis of the capital needs vs. upcoming capital budget projects enabled us to reassure residents that future building projects will not require an additional override. Peter is coming up with ideas to offload Town Administrator tasks to other people, and I would like to see him make creative use of his staff to offload tasks. Peter, I would also like to see you make more use of ClearGov in the upcoming year. This could be a good teaching tool for the new members of the Advisory Board who will be learning the ropes about municipal budgeting and spending.

Peter gives great advice and counsel. Human Resources is largely invisible because he does excellent work behind the scenes, such as contract resolution and employee issues.

Thank you very much for all your hard work and accomplishments. I look forward to working with you in the upcoming year.

Mr. Morin thanked the board and said that he appreciated their thoughtful comments and advice. He added that the Town is very fortunate to have a board that is working in the Town’s best interests.

Adjournment

Motion; made by Gregg McBride, seconded by Alison Demong, to adjourn at 8:44pm. Unanimously voted



Ellen Allen, Chair

about public interaction and noted that \$10,000 was built-in to the Town Meeting article to fund potential outside consultants that the Carleton Committee might need to do its work.

5. Brendan Sullivan – Ms. Demong mentioned that she invited Mr. Sullivan to apply, as his background in civil engineering and as a land surveyor would be a valuable resource for the committee. He is currently the Chair of the Planning Board and is the only current or past member of that board to apply for a seat on this committee. He is open to all of the CPA uses for the land and would like to see this committee assisted by professionals when working on potential uses for the land.

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Committee Appointments

ZBA Applicant – Roy Bjorlin, 96 Wildcat Lane

Mr. Bjorlin gave a recap of his background as a practicing attorney with experience in municipal law and gave his reasons for applying.

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Mr. Bjorlin as an Associate to the Zoning Board of Appeals for a term ending 6/30/21. Unanimously voted

Beautification Committee Applicants – Suzanne Jevne
Carolyn Lundgren

Ms. Allen noted that the board is well acquainted with the qualifications of these two long-time residents of the Town.

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Suzanne Jevne to the Beautification Committee for a term ending 6/30/20. Unanimously voted

Motion; made by Gregg McBride, seconded by Alison Demong, to appoint Carolyn Lundgren to the Beautification Committee for a term ending 6/30/21. Unanimously voted

Ms. Allen updated all on the current list of Committee vacancies.

Town Administrator Review

Ms. Allen thanked Mr. Morin for the additional review documentation to help the Board with their assessment of his FY18 performance. These were a description of his major job responsibilities and estimated percentage of time spent on each, as well as comments about his actions supporting the FY18 BOS Focus Areas. He had previously provided a self assessment of his accomplishments during FY 2018. The following are individual review comments from each board member as noted:

1. Alison Demong – I would like to give kudos to Peter for earning the trust and respect of residents, Town employees and officials. One of his greatest strengths is his people skills. My only frustration is the historical projects. I wish Mr. Morin would spend more time on these. Having said that, I know that there is not enough time to address all of the issues that arise on a daily basis! This board asks a lot of one person, and I think you manage the BOS well. Thank you again for your hard work and all of your accomplishments.
2. Gregg McBride – Peter, I think you do a great job. I know that the To Do list for the Town Administrator is vast. The division of your time seems to be about 25% BOS projects and 75% day to day issues with Town business, residents and ongoing projects. I wish you had more time to spend on BOS projects. I don't have any suggestions to reallocate your time; there is simply too much to do. I would like to revisit the BOS task tracking project/BOS Focus list again to come up with a working solution.
Thank you for a job well done.
3. Jason Brown – As last year's BOS Chair, I had great interaction with Peter. We began my term with weekly meetings, but I soon realized that conserving Peter's time was critical, so we began to use phone calls and emails rather than in person meetings. He was always accessible to me when I needed to address an issue or ask a question. This accessibility issue with relation to time management is a tough problem to address in a small town. Residents expect to be able to bring questions and problems directly to the Town Administrator. I chose to minimize my utilization of Peter's time and began to view it as an available resource if needed.
Peter does a large amount of work behind the scenes on day to day operations of the Town Departments and he does it very well. One of his many strengths is his ability to provide problem resolution without conflict. First and foremost, Peter serves the residents of the Town. His accomplishments are many, notably the resolution of the rising health care insurance cost issue and